



Rock Estates



Horsepond Place, Needham Market, IP6 8FS

Offers in excess of £280,000



Horsepone Place, Needham Market, IP6 8FS.

Rarely available detached, two bedroom home situated in the heart of Needham Market.

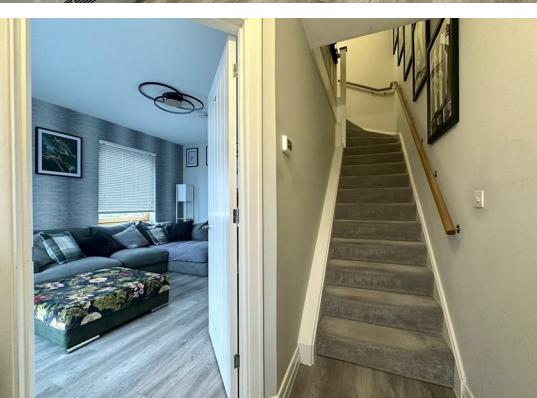
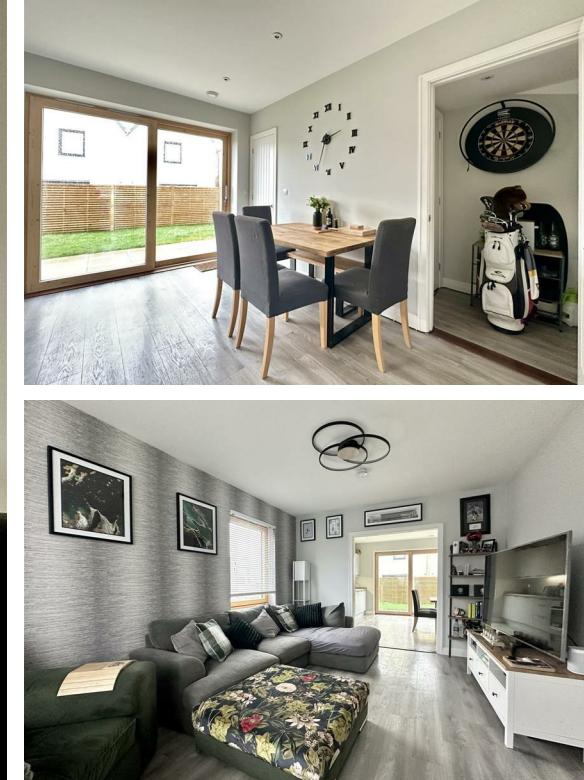
A well-presented modern home, benefiting from off-road parking, an EV charging point, and a south-west facing garden. Conveniently located within easy reach of local amenities, including a Co-op supermarket, playing fields, and Bosmere Primary School, with excellent access to the A14.

Upon entering, the reception hall provides access to the sitting room, which features dual-aspect windows and sliding pocket doors leading to the modern kitchen. The kitchen is well-equipped with a range of base and eye-level units, integrated appliances (fridge/freezer, dishwasher, oven, and electric hob with extractor). A utility cupboard offers space for a washing machine and additional storage, while a cloakroom completes the ground floor. Upstairs, the landing leads to two well-proportioned bedrooms. The main bedroom overlooks the rear garden and includes fitted wardrobes and a stylish en-suite. The second bedroom, positioned at the front, is serviced by a family bathroom featuring a bath with an overhead shower.

The front of the property boasts a block-paved driveway with parking for two cars and an electric vehicle charging point. The south-west facing rear garden is primarily laid to lawn, with a patio area ideal for entertaining or relaxing in the sun.

This delightful home offers a fantastic location, modern features, and excellent convenience—an ideal choice for professionals or those looking to downsize.

Viewings highly recommended.





Entrance Hall
Oak effect vinyl tile floor. Stairs to first floor. Door to:

Living Room
16'2" x 11'4" (4.94 x 3.47)
Dual aspect double glazed windows. Oak effect vinyl tile floor. Under floor heating. Sliding pocket doors open to:

Kitchen/Diner
12'8" x 11'3" (3.87 x 3.43)
Double glazed sliding doors to rear garden. Oak effect vinyl tile floor. Range of wall and floor mounted units. Integrated fridge/freezer. Integrated oven and electric hob with extractor hood over. Integrated dishwasher. Inset sink with mixer tap over. Spotlights. Under floor heating. Doors to:

Inner Hall
Door to under stairs cupboard. Door to:

Cloakroom
Oak effect vinyl flooring. Wall mounted hand wash basin with tiled splash back. Low level W.C.

Utility Cupboard
Space for washing machine. Worktop space. Wall mounted gas boiler.

Landing
Doors to:

Bedroom One
13'0" x 10'1" (3.97 x 3.09)
Double glazed window to rear. Built in wardrobe with sliding doors. Radiator. Door to:

Ensuite
Shower cubicle with dual shower controls including rainfall shower head. Low level W.C. Pedestal hand wash basin with tiled splash back. Electric shaver point. Chrome heated towel rail. Spotlights. Extractor fan.

Bedroom Two
15'1" x 8'5" (4.60 x 2.59)
Two double glazed windows. Radiator.

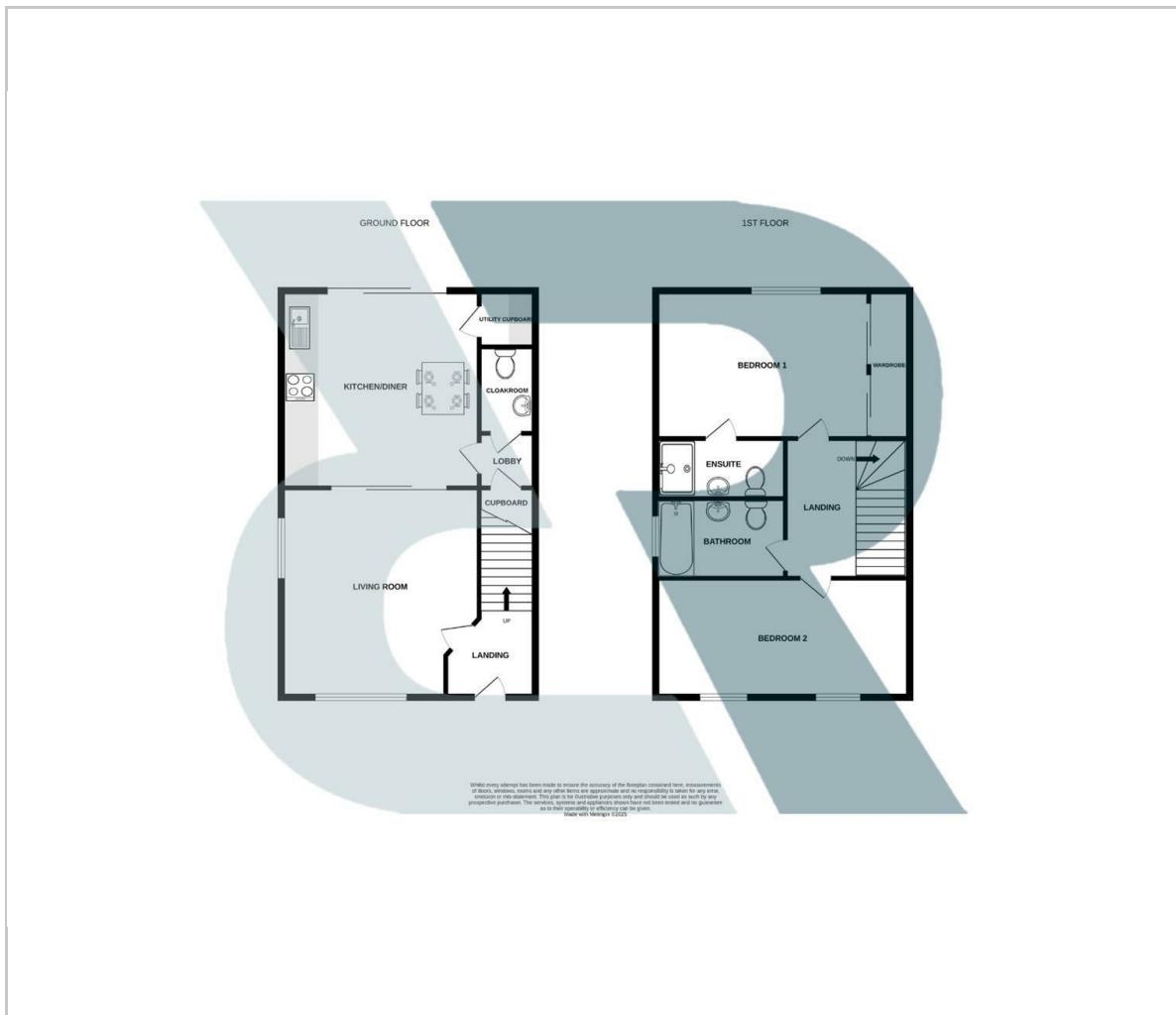
Bathroom
Double glazed window to side. Panelled bath with shower over. Chrome fixtures. Low level W.C. Pedestal hand wash basin with tiled splash back. Part tiled walls. Extractor fan. Wall mounted electric shaver point. Spotlights. Chrome heated towel rail.

Garden
The rear garden is fully enclosed with wooden fencing with a gate to the side providing access to the driveway. The garden is predominantly laid to lawn and benefits from a paved patio area along with a wooden shed and outside tap and light.

Parking
Driveway to side of the property for 2 vehicles.



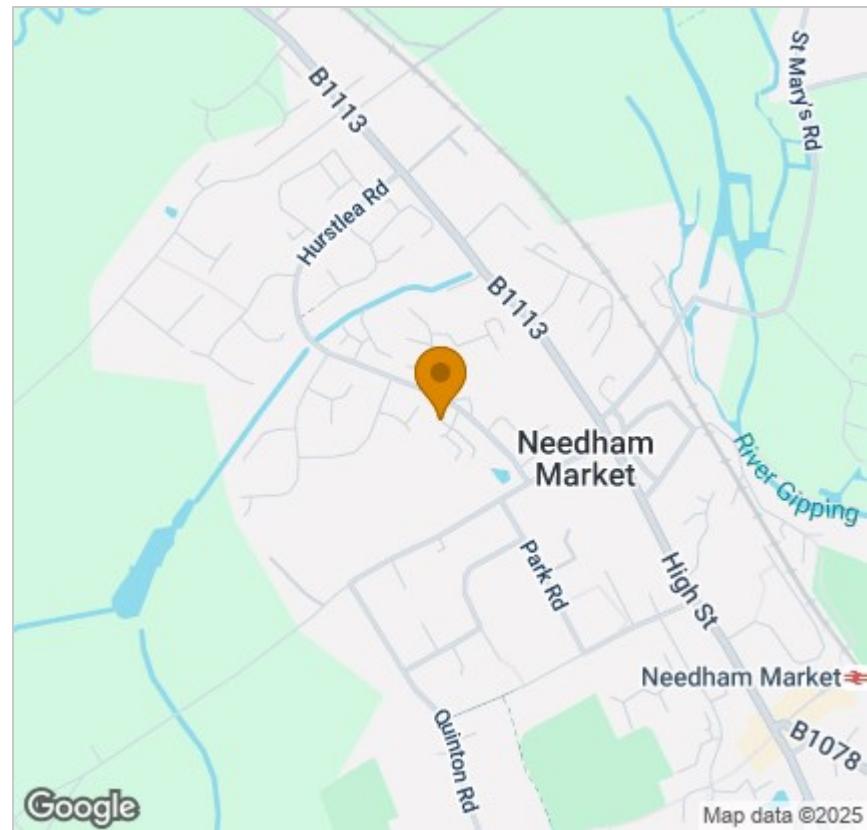
Floor Plan



Viewing

Please contact our Rock Estates Office on 01449 723441 if you wish to arrange a viewing appointment for this property or require further information.

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		95
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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